



48E Long Lane, Tilehurst, Reading, RG31 6YJ
Guide Price £900,000 Freehold

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Residential Sales & Lettings

- Exclusive Gated Development Of Just 5 Homes
- Stylish Open-Plan Kitchen/Living Space With Integrated Appliances
- Four Double Bedrooms, Two With Modern En Suites
- Versatile Garden Room Ideal For Games Room, Office Or Studio
- Gated Side Access And Large Shingled Driveway For Several Vehicles
- Built 5 Years Ago And Presented To Show Home Standard
- Separate Utility Room And Front-Facing Family Room
- Landscaped Rear Garden With Decking, Astro Turf & Seating Areas
- Detached Garage Currently Used As A Gym
- Sought-After Location Near Sulham Countryside, Pangbourne, And Tilehurst Station

Located within an exclusive gated development of just five homes on Long Lane, this exceptional executive detached property offers stylish, high-quality living in one of Tilehurst's most sought-after settings. Built only five years ago and presented to show home standard throughout, this impressive home is a real credit to the current owners, who have made thoughtful enhancements that elevate both style and functionality. Situated on the western edge of Tilehurst, it borders Purley-on-Thames and is just moments from the scenic countryside of Sulham.

The location offers the perfect balance of peaceful surroundings and excellent convenience. Nearby, the local Sports and Social Club provides fantastic recreational facilities including tennis, cricket, football, and a community barn. Highly regarded schools are within easy reach, as are the charming independent shops of Pangbourne village. Tilehurst railway station offers direct links to central London, and regular bus services add to the area's superb connectivity.

The welcoming entrance hall sets the tone for the rest of the home, with stairs rising to the first floor, a convenient cloakroom, and a built-in storage cupboard. To the front, a separate family room offers a peaceful retreat, while the rear of the property showcases a stunning open plan kitchen, dining, and living space - undoubtedly the heart of the home. Thoughtfully designed with both style and function in mind, the kitchen features generous worktop space, ample storage, and integrated appliances including a fridge, dishwasher, and double oven. A separate utility room provides further storage, space for laundry appliances, and an integrated freezer. Flooded with natural light from large sliding doors, the open-plan space flows seamlessly out to the rear garden, creating a perfect setting for everyday life and effortless entertaining. Upstairs, the property boasts four well-proportioned double bedrooms. Bedrooms one and two enjoy sleek en-suite shower rooms, while a modern family bathroom serves bedrooms three and four - all finished to a premium standard.

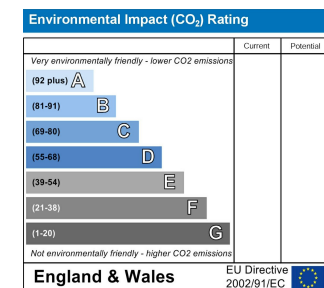
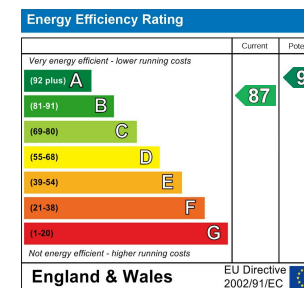
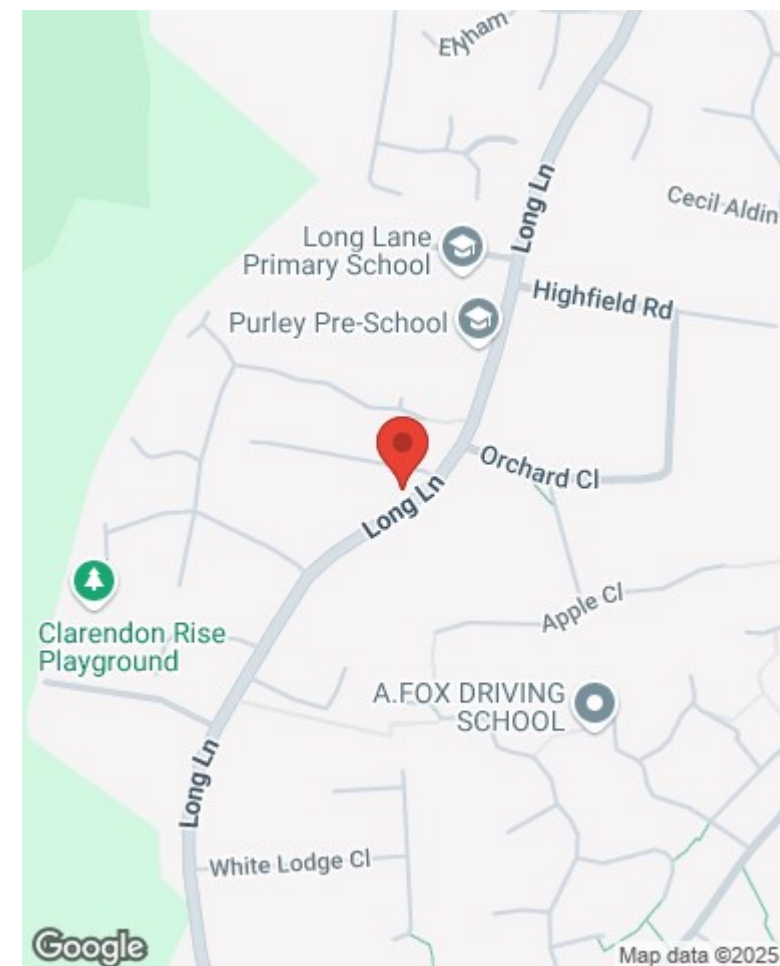
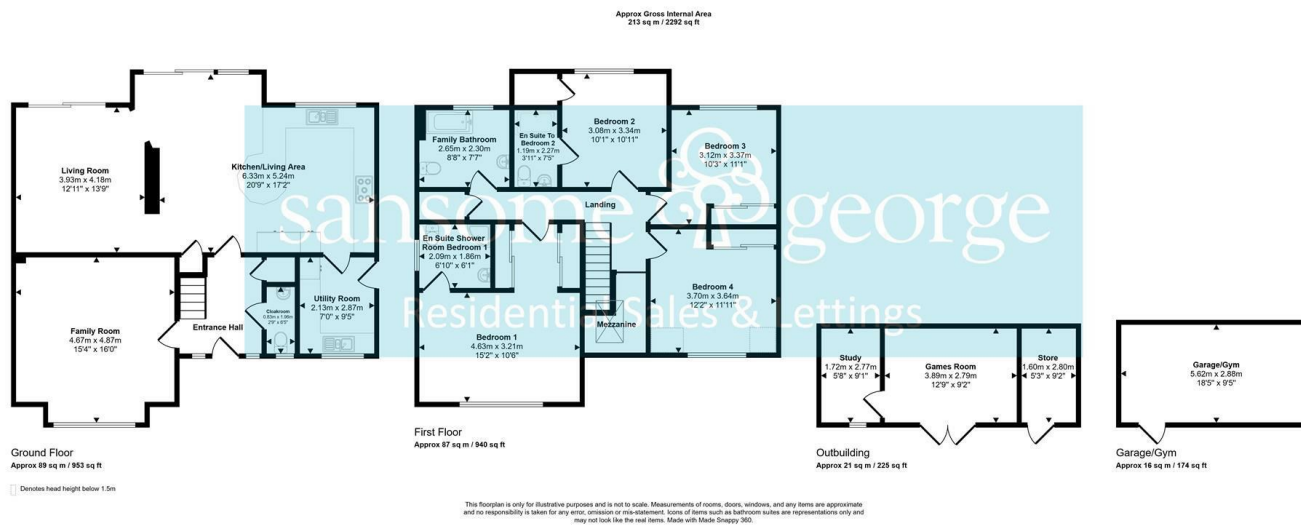
Outside, the rear garden has been landscaped for both beauty and practicality, featuring low-maintenance artificial lawn, raised deck areas, and well-stocked borders with a variety of plants and shrubs. A superb garden room offers excellent flexibility - currently used as a games room and for storage, yet it could easily serve as a home office, studio, or creative space. A sociable seating zone provides the perfect space for alfresco dining and summer gatherings.

Gated side access leads to the front of the home, where you'll find a shingled driveway with ample parking for several vehicles and access to a detached garage currently used as a fully equipped gym.

Please contact Sansome & George Estate Agents to discuss this property in more detail or to schedule a viewing appointment at your earliest convenience.

West Berkshire Council - Band G





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